

Ms Dawn Winterbottom
Plans Drawn, 4 Swallow Cl.
Carrbrook
Stalybridge
SK15 3LU



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Ms Smith
Granada Investments
Pitt Street
Denton
M34 6PT

Application no: HPK/2022/0387

Determined on: 20/03/2023

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990 (as amended).

Location of Development:

24 Curly Cornet, Henry Street, Glossop, Derbyshire, SK13 8BW

Description of Development:

Change of use to coffee shop/Cafe and to replace all defective external elements Roof,
Cladding doors and windows Rainwater pipes and gutters

In pursuance of their power under the above mentioned Act, High Peak Borough Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:- To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Plans and Elevations 01A

Existing Elevations 02A

Proposed Plans and Elevations 03B Received 17/02/2023

Proposed Plans 07

Proposed Block Plan 05A

Site Location Plan

Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3. The materials to be used in the construction of the replacement defective external elements

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including, Roof, Cladding, External Doors, Windows, Rainwater pipes and Gutters shall replicate the existing material, colour and texture of those used in the existing building and as set out on the approved Elevation Plans.

Reason:- To ensure that the external appearance of the development is appropriate to its surroundings and the appearance of the Conservation Area in accordance with Policies CF2, EQ6 and EQ7 of the High Peak Local Plan 2016 and the National Planning Policy Framework.

4. The use hereby approved shall be restricted to only take place between the following times:
Monday – Friday inclusive, 0900-1700
Saturday, 0900-1700
Sundays and Bank Holidays, 1000-1600

Reason:- In the interests of neighbouring amenity and to comply with policy EQ6 of the High Peak Local Plan 2016 and the NPPF (2019).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the Use Classes Order 1987 (or any equivalent Order following the amendment, revocation and re-enactment thereof, the premises shall only be used as a food and drink establishment and for no other purpose, including other uses within Class E of the Use Classes Order.

Reason:- The council wishes to retain control over any future uses and in the interests of neighbouring amenity and to comply with policy EQ6 of the High Peak Local Plan 2016 and the NPPF (2019).

6. Any waste generated to be discarded as refuse or recycled shall be kept within the curtilage of the premises and shall only be placed outside the premises on the appropriate refuse collection day.

Reason:- In the interests of neighbouring amenity and maintain the quality of the street environment to comply with policy EQ6 of the High Peak Local Plan 2016 and the NPPF (2019).

Informative

1. The Local Planning Authority has where necessary worked in a positive and proactive manner with the applicant to address and overcome all outstanding planning issues to achieve sustainable development as required by paragraph 38 of the NPPF.

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of High Peak Borough Council

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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting the Councils Building Control Section.
2. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Derbyshire County Council.
3. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.highpeak.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a “condition precedent”. The following should be noted with regards to conditions precedent:
 - (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
 - (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.
4. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.
5. The permission is granted in strict accordance with the approved plans. It should be noted however that:
 - (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
 - (b) Variation to the approved plans will require the submission of a new planning application.
6. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
7. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must





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do so within 12 weeks of the date of this notice. All other types of development have a 6 month deadline for submission of appeals. Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate#other-ways-to-apply>. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

8. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

